

FOR
SUBLEASE

45 MAIN STREET BOYLSTON, MA



BUILDING AVAILABLE

» The Stubblebine Company is pleased to offer for sublease 45 Main Street Boylston, MA.

Salient Details Include:

- 2 stories of office/flex space
- 7,424 S.F. Available
- Large surface parking lot
- Occupied and well maintained by current tenant since 2002



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE:	7,424 S.F.
SITE:	41,382 S.F.
ZONING:	VILLAGE BUSINESS WITH VARIANCE FOR LIGHT MFG
UTILITIES:	MUNICIPAL WATER, GAS AND ELECTRIC, FULL A/C
HIGHWAY ACCESS:	I-290, I-190, ROUTE 140 AND ROUTE 70
SEWER:	PRIVATE SEPTIC
CONSTRUCTION:	WOOD FRAME WITH EXTERIOR VINYL SIDING
HEAT:	NATURAL GASS
A/C:	ENTIRE BUILDING IS AIR-CONDITIONED
POWER:	300 AMPS; 220-110 VOLT; SINGLE PHASE SERVICE
YEAR BUILT:	1984
LEASE TERM:	FLEXIBLE (SHORT TERM AVAILABLE)
LEASE RATE:	\$9.50 PER S.F. TRIPLE NET
FORMER USES:	MEDICAL OFFICE, TOWN ADMINISTRATION AND EQUIPMENT MANUFACTURER



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INTERIOR PICTURES



LOCATION

- 2 miles to I-290
- 4 miles to I-190



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CONTACT

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